

# Heritage Mountain Resort to get 'final' hearing despite unsettled finances

**PROVO** — Even though financing for the proposed Heritage Mountain Resort is still up in the air, the final hearing before the City Planning Commission will go ahead as scheduled at 7:30 p.m. Wednesday.

The proposed multimillion-dollar, four-seasons resort has already received preliminary plan approval from the planning commission and the City Council.

The No. 1 condition placed on the resort before final approval can be given is proof that the project has the money to build the resort.

Last week, the commission was working with the city attorney and developers to determine if Wednesday's hearing would go as scheduled despite the lack of financing.

Heritage officials asked the commission to hold the hearing and grant conditional approval of the project, even though they don't have the necessary documents to show they have the financing. Wednesday's hearing in the City Council chambers is open to the public.

City Attorney Glen Ellis said the commission could do that because the council has the final say in the approval process.

But Planning Commission Chairman Den-

nis Weir said the commission would hold the hearing but would not grant final approval without proof of financing.

In a city planning staff report released to the commission Friday, the staff is recommending one of four possible actions following Wednesday's public hearing.

The options recommended are: 1. Recommendation for approval as presented. 2. Recommendation for conditional approval, with the premise that any remaining concerns can be handled through following applications. 3. Recommendation for conditional approval, except that the Planning Commission will be able to review Forest Service papers concerning financing of the project. 4. Delay of the project.

Included in the report is a list of 55 proposed conditions that developers should meet before final approval can be given by the commission. Included in those conditions is more detailed information on street and water works for the project and the creation of a development agreement with the project developers.

The report also includes detailed information from special consultants hired to go over water and wastewater, fire, power and general engineering aspects of the project.

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## Orem City Council

April 10, 1984; work session: 6 p.m.;  
regular session: 7 p.m.; public hear-  
ing: 7:30 p.m. City Council chambers,  
56 N. State St.

### WORK SESSION:

1. Boards and commissions.

### REGULAR SESSION:

#### Consent Items

1. Set public hearing — rezone re-  
quest and adoption of policy state-  
ment for planned subdivision at 120  
S. Fourth West.

2. Set public hearing — rezone re-  
quest and preliminary plat approval  
for condominiums at 120 N. Fourth  
West.

3. Final plat approval for develop-  
ment of two lots at 1050 S. 40 East.

#### Scheduled Items

1. Personal appearance — Veter-  
ans of Foreign Wars presentation.

2. Report — community survey by  
Community Progress Committee.

3. Preliminary and final plat ap-  
proval — development at 100 S. 10th  
West.

#### Public Hearing

1. Timpanogos Research Park.

**LEO** Deseret News writer

**PERRY**

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### Communication Items

1. Memo — housing rehabilitation  
program review (grants  
coordinator).

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# **NEWSLINE:**

## **Utah County**

### **Matheson tours site of Heritage Mountain**

PROVO — Gov. Scott Matheson toured the proposed Heritage Mountain Resort Monday by land and by air.

Matheson officiated at groundbreaking ceremonies for Provo's East Bay Business and Research Park. (See story on U-1.)

"Mayor (Jim) Ferguson wanted me to see what was happening around town, and so we set up a tour of the resort," Matheson said. "We have all been hearing about the project for a long time, and I wanted to see what was going on."

Steve Bennett, public relations coordinator for Heritage Mountain, said Matheson was shown a slide show of plans for the project. He also viewed the site during a brief helicopter ride.

Heritage developers are scheduled to continue a final hearing on the project in front of the Planning Commission Wednesday at 7:30 p.m.

Planning Commission members say the meeting will be postponed — again — if developers cannot prove they have the financing for the project.

Developers have met all but one condition for final approval of the project. Before that approval can be given they have to show they have \$18 million to build a mini-



Scarecrow (Tony Robinson) needs a little

# It's a stage

# Heritage Approval Hits Snag

By ROGER D. PLOTHOW  
Herald Staff Writer

4-24-84

Heritage Mountain developers have requested a two-week delay of a Provo Planning Commission hearing to consider final approval for the proposed resort.

Developers say they hope the delay will give them time to receive an active permit from the U.S. Forest Service allowing construction of the resort's ski area.

Resort officials had hoped to have financing for their \$18 million "minimum operable unit" se-

cured by last week, but, according to a letter from developers to Provo City, they aren't ready to submit proof of that financing to the Forest Service.

Forest Service officials are requiring the resort to provide proof of financing before activating a permit allowing construction of the resort to begin.

"We are just now completing requirements to submit to the Forest Service and the additional time is necessary for them to complete their review," M. Gregory Cloward, director of engineer-

ing for Heritage Mountain, wrote in a letter to Provo's Community Development staff.

The Provo Planning Commission conducted a public hearing to consider final approval for the resort two weeks ago, and continued the hearing to this Wednesday to allow developers time to receive the Forest Service permit. Planning commissioners say they can't recommend final approval until the Forest Service permit is activated.

If the request for approval is granted, the next public hearing will be held May 9.

Provo Community Development officials say they will recommend to the planning commission that the request for delay be granted.

At the last public hearing, several commissioners said they don't want to give further consideration for final approval until the Forest Service permit is activated.

Once proof of financial backing is submitted by resort developers, the Forest Service needs a minimum of 10 days to review financial statements before activating the permit.



...notes, called the Naira, but the amount any individual can convert legally was strictly limited to about \$7,000 at the official exchange rate.

The military government kept the name of its old currency, but is changing the colors on all the new bills, officials said.

In oil-producing Nigeria, a Naira is worth \$1.30 at official rates, but on the black market it brings only 33 cents.

"After a painstaking analysis of the current poor state of the economy, the government came to the conclusion that one of the major causes of the country's economic malaise is the deliberate sabotage of the Nigerian currency through large-scale illegal trafficking," said Chief of Staff Brig. Tunde Idiagbon in a Monday

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P-PP

planning administrator.

The declaration was approved by the commission with the stipulation that the water rights be secured.

"ZCMI obtained some water rights when it bought some of the ground," said Colborn. The exact amount of the shares will have to

asked that the water needs the May 16 Planning Comm

A public hearing on the a be held before the issue goes Council. The water rights out before the annexation.

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# Prospects rosy for Heritage if project finances pan out

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By Kris Radish  
Deseret News staff writer

18 Apr 1984

PROVO — Heritage Mountain Resort is closer to becoming a reality now than it ever has been.

If the Planning Commission and City Council approve the project, construction at the site could start sometime in May.

"At this point nothing is guaranteed until the project gets final approval, but it looks positive," said Leland Gamette, administrative assistant to Mayor Jim Ferguson.

Gamette said the Planning Commission has given every indication the project will receive final approval if developers prove financing for the project is available.

The commission spent hours going over plans dur-

ing a public hearing April 11, but no decision was made. Another final-approval hearing is scheduled April 25. Commissioners said they will continue the hearing again if developers still don't have proof of financing.

Both the U.S. Forest Service and the city are requiring proof the project has \$18 million available to build at least a ski area and lodge facilities, which are considered the minimum operable unit for the resort.

Resort president Gary Williamson said the developers have a commitment for \$160 million from a San Francisco-based investment firm. He said \$16 million has already been spent on plans and development work.

But before the Forest Service permit to operate the resort can be activated, the Forest Service is requiring more than a verbal commitment from Williamson.

→ over See HERITAGE on U-2



# Heritage

## Continued from U-1

Gary Coleman, recreation specialist from the service, said that once the financing documents are received from the developers it will take at least 10 days to verify them.

"We have to have them checked by our local and regional people as well," Coleman said. "We will be checking to make sure what they give us meets the needs for the mountain portion of the project."

Some 4,500 acres of the proposed four-seasons resort is Forest Service land, and a special-use permit is required before any work can begin on the mountain portion of the project.

"Before anything is done on the mountain the developers will have to have written approval from us," said Coleman. "We will be checking everything that happens up there."

He said the Forest Service has a staff of specialists who will check plans as the project begins development.

"We want to be involved every step of the way and make sure what goes up goes up right," Coleman said. "We don't want to be the bad guys in this, but we have to make certain everything is done properly."

Neil Lindberg, Provo's assistant community development director, said he will prepare a report for the Planning Commission before the April 25 meeting. The city planning staff has already prepared one report for the final-approval hearings, and Lindberg said the new report will answer questions raised at the April 11 meeting.

"I think the hearing on the 11th was a good meeting and lots of questions were answered," said Lindberg. "The main concern was obviously the money, and I think the commission made it clear it will go no further in the final-approval process without it."

Gamette said the city staff has done a good job in reviewing the plans for the project. He said every conceivable aspect of the resort has been covered.

"I think it has been investigated more than any other site in Utah," Gamette said. "They (developers) have some of the top people in the world working for them."

Gamette also said the entire process has been a public process with many opportunity for comment about the project.

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